Staff Report

Infill Housing Design Review Committee

File Number: 8-B-21-IH

Meeting: 8/18/2021
Applicant: Logan Higgins Heyoh LLC
Owner: Arlington Downs Partnership, LLC

Property Information

Location: 0 Oswald St.
Parcel ID 69 N E 00402
Zoning: I-MU (Industrial Mixed-Use)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III Subdivisions, New Primary Structure

OVERALL
Subdivision of three parcels of land and design review for three new single-family houses as part of a broader mixed-use development on an approximately 8-acre property in Lincoln Park which previously held manufacturing facilities and other industrial uses. Applicant has already rezoned the property from I-H (Heavy Industrial) to I-MU (Industrial Mixed-Use) to allow for compatible commercial, single-family residential, and multi-family residential uses.

SUBDIVISION OF LAND
Three subdivisions of land fronting Oswald Street. New subdivided parcels are located at the northeast corner of the development, fronting Oswald Street, but do not include the northmost parcel (which will be subdivided and platted at a later date). The parcel labeled as PLAT 1 in the drawings (p.8) measures 32’ wide and 63’-9" long. The parcel labeled as PLAT 2 measures 32’ wide and 65’-3" long. The parcel labeled PLAT 3 measures 32’ wide and 66’-8" long.

HOUSE 1
New primary residence fronting Oswald Street (on parcel labeled PLAT 1). Two-story house measuring 20’ wide by 41’-6" long, with an additional 7’ deep front porch and a 7’ deep rear porch. The two-story house features a 10/12 pitch front-gable roof clad in asphalt shingles, an exterior of wood or HardiePlank lap siding with a 6" exposure, and a CMU foundation which slopes towards the front with the site’s topography, measuring approximately 1’-4" tall at the façade. The façade features a centered, 7’ deep by 18’ wide, hipped-roof porch. The porch is supported by a 4" round steel column on the right side and a vertical screen wall of 2 by 6 wood planks.

The façade features three adjoining single-light casement windows followed by a half-light door on the first story. The second story features two single-light 30" by 54" casement windows. On the right (north) elevation, a two-story, approximately 18’ wide swath of glass block is topped by a low-pitch (2/12) shed roof which intersects the main roofline. The left (south) elevation features a 30" by 60" single-light window towards the rear and paired single-light casement windows close to the façade on the first story, and three single-light windows on the second story. A 7’ deep corner porch (recessed under the primary roof gable) is located on the rear elevation, accessed by three sets of 7’ tall French doors topped by transom windows. A small balcony is centered on the second story.

Parking is provided by a 10’ wide by 48’-8" long strip driveway on the north (right) side of the lot. The house is

proposed to be set approximately 11’ from the end of the front porch to the proposed sidewalk which will extend along Oswald Street. The site plan includes a walkway from the sidewalk to the front door.

HOUSE 2
New primary residence fronting Oswald Street (on parcel labeled PLAT 2). Two-story house measuring 20’ wide by 39’ long, with an additional 8’-6" deep front porch and an 8’ deep rear porch. The two-story house has a 10/12 pitch front-gable roof clad in asphalt shingles, an exterior of wood lap or HardiePlank siding with a 6" exposure, and a CMU foundation which measures approximately 1’-4" at the façade. The façade features an 8’-6" deep full-length front porch which is recessed below the house’s second story, supported by square columns (two pairs on the side and one centrally-located). The porch is enclosed by a wood lattice screen wall on the left (south) elevation.

The façade features two centered 30" by 60" single-light casement windows, followed by an 8’ tall half-light door. On the second story, there are three 30" by 54" single-light windows, sited somewhat off-center to the right. The right (north) elevation features a series of single-light casement windows, with four (two single and one pair) on the first story and four on the second story. The left (south) elevation features a two-story, approximately 10’-12’ wide glass block wall. The glass block wall is topped by another low-pitch (2/12) shed roof. The rear elevation features three pairs of single-light casement windows on the second story, with three sets of 7’ tall French doors on the first story. A hipped-roof porch extends from the rear elevation, supported by 8 by 8 wood columns.

Parking is provided by a 10’ wide by 49’-2" long strip driveway on the north (right) side of the lot. The house is proposed to be set approximately 10’-11" from the end of the front porch to the proposed sidewalk which will extend along Oswald Street. The site plan includes a walkway from the sidewalk to the front door.

HOUSE 3
New primary residence fronting Oswald Street (on parcel labeled PLAT 3). Two-story house measuring 20’ wide by 46’-10" long, with an additional 8’ deep rear porch. The two-story house features a 10/12 pitch hipped roof with a front-gable massing projecting to the front, and a one-story hipped corner porch. The roof is clad in asphalt shingles, with an exterior clad in 6" wood lap or HardiePlank siding, and a CMU foundation which measures 1’-4" tall at the façade.

The façade features a two-story, projecting front-gable roof massing on the left side, with three adjoining single-light casement windows on the first story and paired single-light casement windows on the second story. The hipped-roof corner porch is supported by a 6 by 6 wood column, with a half-light door recessed below the porch. The right (north) elevation has a two-story, approximately 18’ wide glass block wall, topped by a low-pitch (2/12) shed roof). The south (left) elevation features a single-light picture window on the frontmost bay, with three single-light windows on the second story. An 8’ deep, hipped-roof porch is centered on the rear elevation, accessible by three pairs of French doors.

Parking is provided by a 10’ wide by 50’-6" long strip driveway on the north (right) side of the lot. The house will be set approximately 12’ from the proposed sidewalk which will extend along Oswald Street. The site plan includes a walkway from the sidewalk to the front door.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards
- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should

be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

2. House Orientation and Side Yards
- New housing should be proportional to the dimensions of the lot and other houses on the block.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
- On lots greater than 50’ in width, consider re-creating the original lot size.

3. Alleys, Parking, and Services
- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

4. Scale, Mass, and Foundation Height
- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.

5. Porches and Stoops
- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

6. Windows and Doors
- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials
- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

11. Landscape and Other Considerations
- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

Comments

SUBDIVISION OF LAND
1. There is no minimum lot area or minimum lot width in the I-MU zoning district.

2. Guidelines note that the typical city lot prior to 1930 was 50’ wide; which led to the development of houses which were relatively narrow and had substantial depth. While the three proposed lots are more narrow than recommended, many lots measuring 25’-35’ in width exist in Oakwood-Lincoln Park and Old North Knoxville. The proposed lot size will lead to the development of house forms which reflect the guidelines (narrow facades with depth extending to the rear of the property).

3. The proposed three lots will be complimented by one similarly-sized new parcel to the north, and approximately four more to the south. The lots will create a new streetscape pattern fronting Oswald Street which will generally be compatible with Lincoln Park’s overall character.

4. The provided lot dimensions are sufficient for the Design Review Board to review the "request for subdivision approval" (16.6.D) for the three new lots to be created. If there are any substantial deviations from the proposed lot size and layout on the final plats, final plats will require further review by the DRB.

HOUSES (ALL)
1. The three proposed new houses, along with the additional 3-4 houses planned, will create a new streetscape on the west side of Oswald Street. The front setbacks proposed for these three houses will create a consistent front yard space and are compatible with the setbacks of the two existing houses on the south end of the block (3419 Oswald Street and 3415 Oswald Street), which are located very close to the front property line.

2. Guidelines also recommend that porches and the habitable portion of the houses should be comparable distances from the street as original houses on the block. The new houses include front porches which are compatible in placement and proportion with the two historic houses on the block.

3. The proposed houses are proportional to the dimensions of the lot (which are relatively small in size). The side setbacks for the houses will be relatively narrow; however, the necessity to accommodate parking on the site of the lot/house and the required fire separation setbacks will ensure relatively compatible side setbacks.

4. There are no alleys on the proposed development. The proposed parking meets the guidelines by allowing for two cars at least 20’ behind the front façade of the house, with access limited to one lane between the street and front façade. City Engineering has noted a number of items to address in final plats and site plans, including providing the exact location of the lots; showing all recorded easements in the area; providing sight distance for the driveways; sloping of the lots to drain towards future detention; and modifications to Oswald Street. Final site plans and plats should meet City Engineering standards.

5. Drawing on the constraints of the lot and density goals for the overall property, the houses are somewhat smaller in façade width and taller than the neighborhood’s original houses. However, the designs do accommodate

2-3 bay facades (similar to nearby houses) and well-proportioned porches, and will create a consistent pattern of façade widths. The two-story houses along an established residential street will serve as a transition to larger mixed-use development on the middle and west side of property in the future.

6. All three houses feature foundations which are 1'-4" tall on the façade elevation, which is preferable to a concrete slab and will contribute foundation height without adding too much overall height to the two-story houses.

7. The houses have steeply-pitched roofs and incorporate sufficient complexity via eave overhangs, porch roofs, and the shed roofs covering the glass block walls.

8. The proposed materials of asphalt shingle roofing and 6" wood lap or HardiePlank lap siding for all houses are appropriate within the design guidelines. Proportionate window trim, corner boards, and fascia and soffits should be included to complement the overall design.

9. While the two-story glass block walls are a unique feature not seen in the neighborhood, the associated shed roofs provide additional complexity to the roofline, and the block contributes substantial transparency and visual interest to the side elevation. It will be flush with the rest of the side elevations. The Board should discuss the appropriateness of the glass block walls within the broader context of the new development and the neighborhood. Should the approximately 20' tall glass block walls prove cost-prohibitive or difficult to build, removal and fully revised side elevations would constitute a substantial change and require further review by the Design Review Board.

10. The Board may also choose to discuss the prevalence of single-light casement windows in comparison with the window recommendations in the design guidelines, and the placement of the windows.

11. The I-MU zoning includes transparency requirements; the ground floor of the façade must maintain a min. transparency of 30%, between 2 and 10' in height from grade; and the upper floors must maintain a min. transparency of 15% of the wall area of the story. The applicant has provided measurements to ensure the three house facades do meet these requirements, including windows and full-light doors.

12. Though largely not visible from the street, the applicant should clarify the design and intent of the "aesthetic wall openings" noted on all three houses.

HOUSE 1
1. The house is proposed to be set 1' from the left (south) side property line. A deed restriction will be required to ensure adequate fire separation with the adjacent house while also allowing the proposed windows on the left side elevation.

2. The proposed 8' deep, hipped-roof porch meets the design guidelines and is proportionate to the size of the house. The vertical plank screening is not a historic form but a minor element and does not detract from the overall design of the house.

3. Guidelines recommend a consistent ratio of solid (wall) to void (window and door openings), including on side elevations. The left (south) side windows are irregularly spaced but maintain sufficient transparency, especially in the frontmost locations which will be more visible from the street.

HOUSE 2
1. The house is proposed to be set 1' from the left (south) side property line. A deed restriction will be required to ensure adequate fire separation with the adjacent house while also allowing the proposed windows on the left side elevation.

2. The proposed 8’ deep porch, recessed under the house’s second story, does have historic precedent and will be a positive variation on the other two houses. The paired square columns contribute to the overall design.

3. Guidelines recommend a consistent ratio of solid (wall) to void (window and door openings), including on side elevations. Both side elevations feature a sufficient amount of transparency with generally consistent window placements and proportions.

HOUSE 3
1. The house is proposed to be set 1’ from the left (south) side property line. A deed restriction will be required to ensure adequate fire separation with the adjacent house while also allowing the proposed windows on the left side elevation.

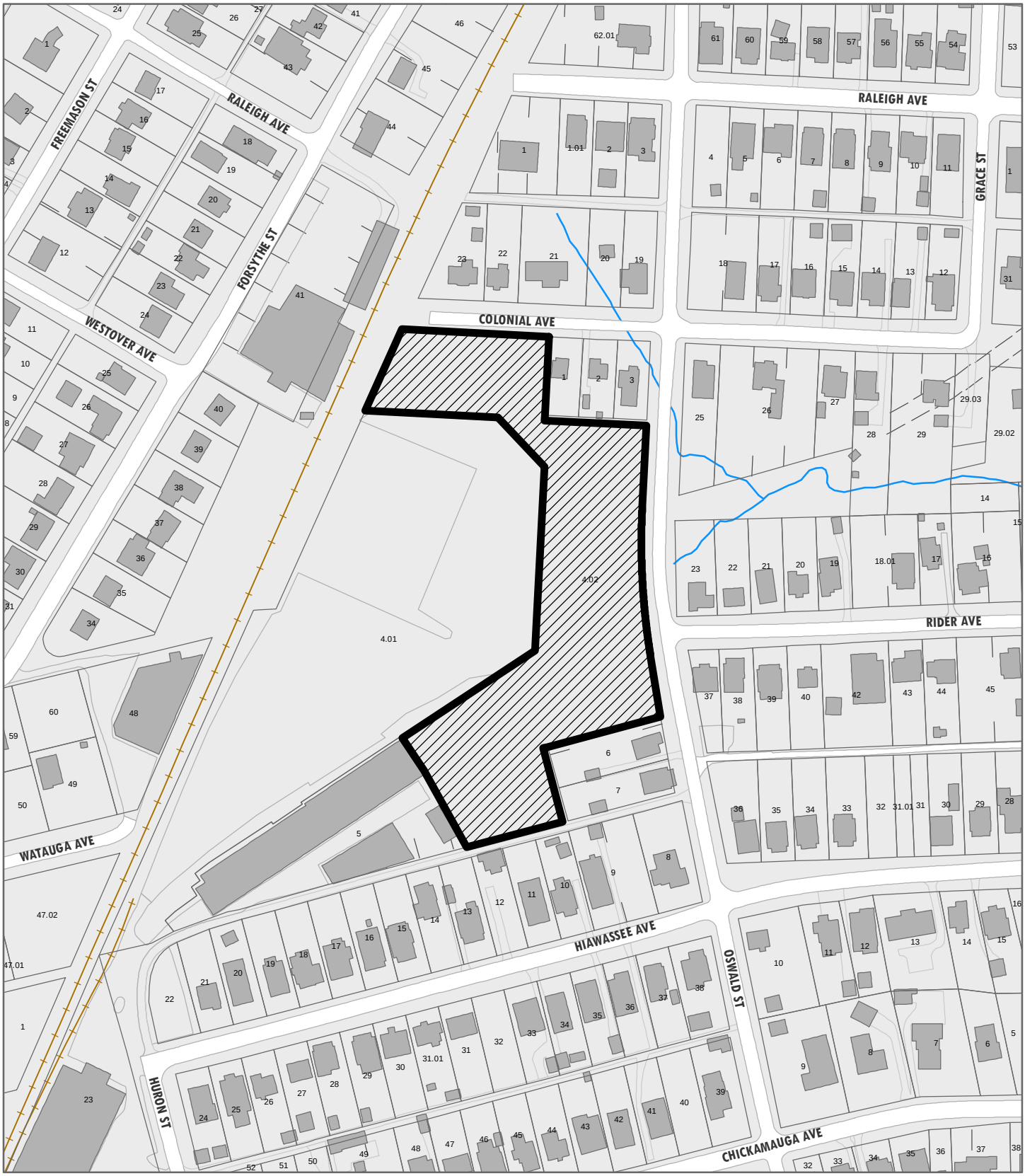
2. The hipped-roof corner porch draws historic influence from similar two-story Queen Anne houses and will sufficiently vary from the other proposed houses.

3. Guidelines recommend a consistent ratio of solid (wall) to void (window and door openings), including on side elevations. The left (south) elevation features a large swath of siding with no transparency, but does include transparency on the side of the house that will be most visible from the street.

Recommendation

Staff recommends approval of Certificate 8-B-21-IH, with the following conditions:
1) Any substantial deviation on final plats from the proposed subdivision of land to require further review by the Board;
2) Fire separation standards to be met, while still allowing for windows on side elevations, via the required width of construction restriction zones on the final plats;
3) Final plats, parking, and site plans to meet City Engineering standards;
4) Meeting façade transparency requirements of I-MU zoning.

And providing for discussion from the Board on the proposed two-story glass block walls on all three designs, and the proposed window design and placement.



INFILL HOUSING REVIEW BOARD

8-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

0 Oswald St.

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 8/9/2021 Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Logan Higgins Heyoh LLC

N

0 250

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)
- ☐ HISTORIC ZONING (H)
- ■ INFILL HOUSING (IH)

Heyoh LLC

Applicant

7/30/21	August 18, 2021	8-B-21-IH
Date Filed	Meeting Date (if applicable)	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☐ Owner ☐ Contractor ☐ Engineer ■ Architect/Landscape Architect

Logan Higgins	Heyoh LLC		
Name	Company		
133c S Gay St	Knoxville	TN	37902
Address	City	State	Zip
423.502.4210	LoganAHiggins@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Arlington Downs Partnership LLC	133c S Gay St, Knoxville TN, 37902	865.236.0430
Owner Name (if different from applicant)	Owner Address	Owner Phone
O Oswald St	069NE00402	
Property Address	Parcel ID	
Arlington	I-MU	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Crockett	Lindsay Crockett	7.30.21
Staff Signature	Please Print	Date
	Logan Higgins	7/30/21
Applicant Signature	Please Print	Date

REQUEST

DOWNTOWN DESIGN

Level 1:

☐ Signs ☐ Alteration of an existing building/structure

Level 2:

☐ Addition to an existing building/structure

Level 3:

☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

☐ Construction of a new primary building

Level 4:

☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work: _____

INFILL HOUSING

Level 1:

☐ Driveways, parking pads, access point, garages or similar facilities ■ Subdivisions

Level 2:

☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

■ New primary structure

■ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

■ Brief description of work: Subdivison of three lots, plus first three houses of larger development, see packet for more details.

STAFF USE ONLY

ATTACHMENTS

☐ Downtown Design Checklist

☐ Historic Zoning Design Checklist

☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

Level 1: $50 • **Level 2:** $100 • **Level 3:** $250 • **Level 4:** $500

FEE 1:	TOTAL:
250.00	250.00
FEE 2:	
FEE 3:	

ARLINGTON DOWNS

INFILL REVIEW

OVERVIEW

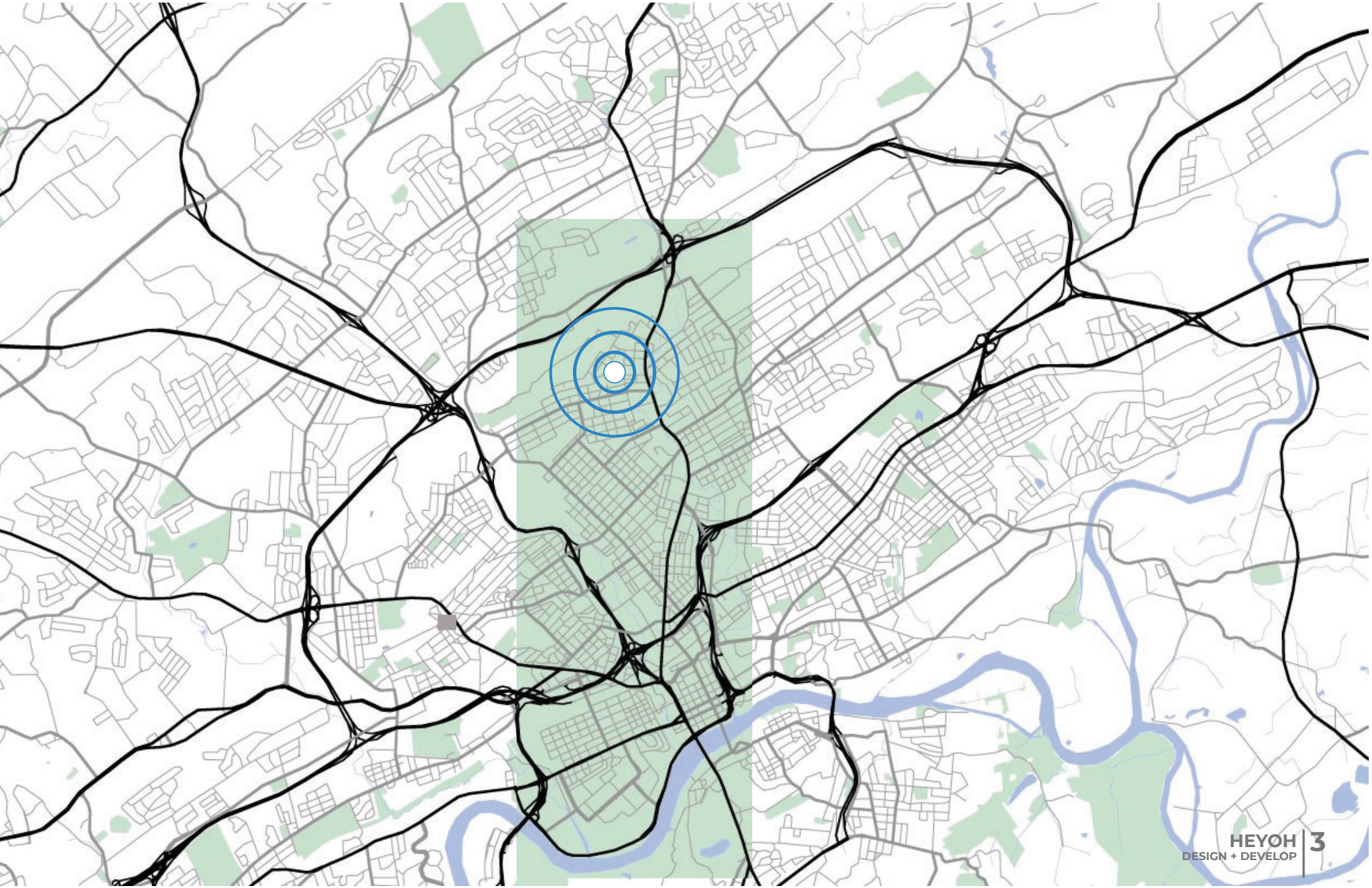
Arlington Downs is an 8-acre, mixed-use development in the Lincoln Park and Arlington Neighborhoods in the *Heart of Knoxville*.

This project is will be developed in phases over a few years and intends to create an open community space that services the surrounding neighborhoods. The structures of the development will consist of single family, two family, multi-family, and commercial buildings.

Part of the plan is to dedicate nearly two acres of land to public parks, including walking paths and a common space that can be used for community events.

The perimeter of the development will have single family residences facing the traditional streets that surround it. As we step closer to the center, there will be cottage houses and condos, inter-mixed with heavy amounts of landscaping.

The very first step in this development is to begin with the single family perimeter. In August of 2021 we are presenting the first three of those houses for infill review.



PROPERTY HISTORY

This property has never been developed for residential use.

Form most of the 20th century, the property was used as a concrete pipe manufacturing facility.

By the early 2000's the main buildings were gone and the vacant land became the site of a tire grinding operation until a fire in 2008.

For almost a decade after that, the property sat vacant, until being used as an impound lot in 2015. That use didn't last long and it became vacant once again.

Despite all of these industrial uses, environmental reports show a clean bill of health, safe for residences and in 2021, it was purchased by a group of investors and neighbors to develop a new-urbanist community.

Unlike most infill projects, this is an entire 2-block industrial site that could be the site of anything from factory to housing, it will have over a dozen new houses and multiple commercial buildings. In some sense it will establish its own context but it intends to follow the guidelines to the extent that they are relevant.

1953

1985

2008

2016

DESIGN GUIDELINES

Intent of the Heart of Knoxville infill guidelines:

"***..to re-establish the architectural character of those historically valuable properties with new housing that is*** [1] ***architecturally compatible;*** [2] ***to foster neighborhood stability;*** [3] ***to recreate more pedestrian-oriented streets; and*** [4] ***to meet a wide range of housing needs."***

For Knoxville and many other cities with infill overlays, the primary objects are to match setbacks, massing, orientation, and scale. These guidelines are a response to construction from the late 20th century that brought houses with no regard to context to replace blighted lots where houses had burned or been demolished.

INFILL IN HISTORIC DISTRICTS

The following is an excerpt from ***Regulating New Construction in Historic Districts,*** by the National Alliance of Preservation Commissions:

The proposed new construction does not have to replicate the existing style of the surrounding architecture, but it should be compatible. *The proposed project should be evaluated for its compatibility with the surrounding historic district based on a number of criteria, and how such criteria are applied depends on the type of project and its location. The criteria should include: (1) site placement; (2) height, massing, proportion, and scale; (3) materials; (4) development patterns; and (5) architectural characteristics, such as ornamentation and fenestration.*

Furthermore, ***Standard 9 states that a new design should be "differentiated from the old."*** *This is sometimes taken to an extreme, when applicants propose a contemporary design that would distinctly stand apart from the existing buildings in the district, drawing attention to itself instead of working as part of the ensemble of buildings.* ***In a district with a long period of significance and many different building styles, it is easier to make an argument for such a distinctive contemporary design.*** *In a district with more consistent building styles and with very little new construction, this becomes more difficult. The degree to which such a building would stand out and not be compatible can be measured somewhat but is also subjective.*

Still, designs reflecting current styles and tastes should use siting, massing, proportion, and materials to achieve compatibility with the surrounding district, *and it should be communicated clearly with the public what is required to make a contemporary design also a compatible one. As with any design, it is important not to "water down" the concept so that it turns into a mediocre ghost of the initial proposal. The goal should be to allow the applicant's vision to come through so that he or she is satisfied with the process while aligning the design with the guidelines and standards.*

THIS PROJECT

This project proposes [1] architecturally comparable houses that will [2] foster neighborhood stability, [3] recreate pedestrian oriented movement, and [4] offer a wide variety of housing needs.

The houses proposed in this packet offer compatible massing, materials, orientation, setbacks, and scale. They take elements from houses in the neighborhood and combine them with contemporary elements, as well as other design methods that were used during the period of significance for the neighborhood.

These houses use similar materials, fenestration patterns, and roof designs to help connect them to some of the neighboring context.

On top of all this, the context of future phases of this development should be considered, as this first phase will serve as a transition from the traditional houses to the larger scale commercial buildings.

DESIGN PRECEDENT FOR URBAN DESIGN

SEASIDE, FLORIDA

DEVELOPMENT PLAN

PERIMETER INFILL

MULTIFAMILY

COMMON SPACE

PUBLIC PARK

WALKING PATHS

COTTAGE HOUSES

PLAT REVIEW

To assist with phasing, only three plats will be created at this time.

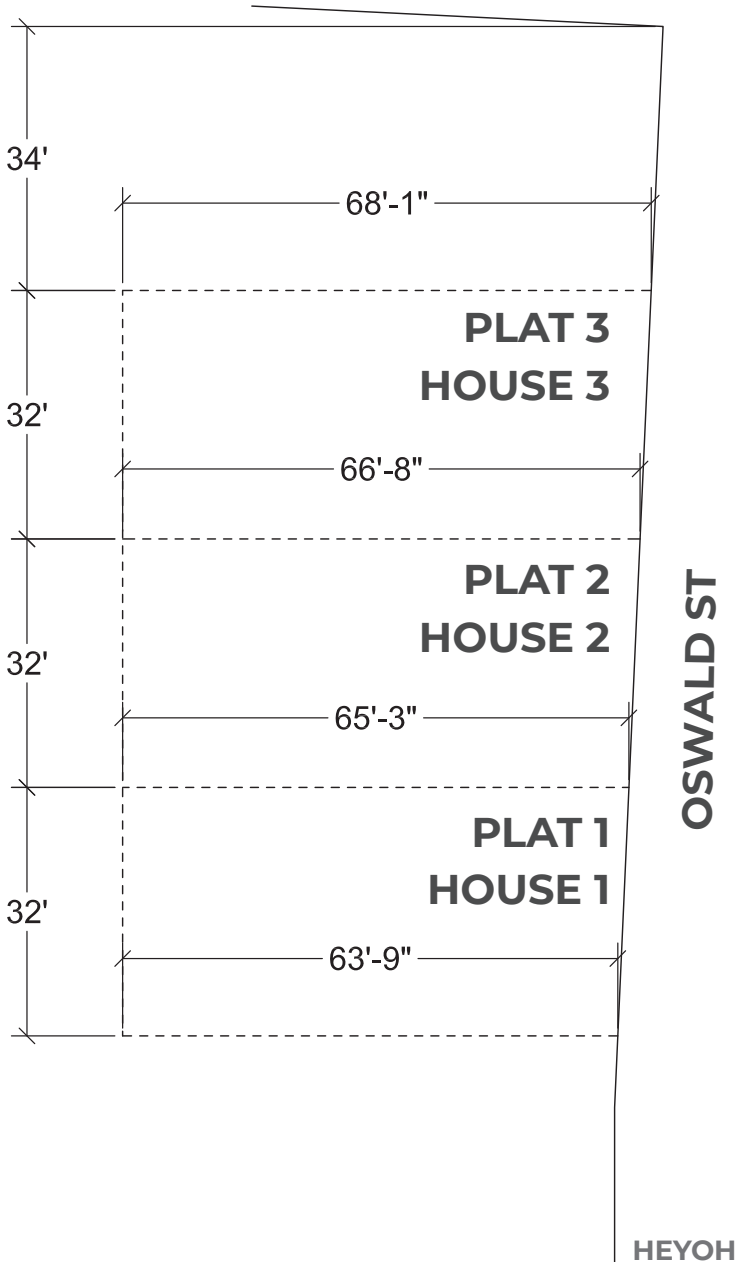
Upon submission for the next phase, additional plats will be created, as well as a concept plan and storm-water management plan for the entire development.

The initial three plats take width inspiration from different points throughout the infill overlay where plats were laid out at atypical dimensions in order to meet a wider variety of housing needs and respond to various site contexts.

The current parcels are 3415 Huron St and 0 Oswald St.

These will be combined and three new plats will be created on Oswald St.

Examples of similar size lots:



HOUSES PHASE 1

MASSING


1418 CORNELIA ST.


319 E. SCOTT AVE


320 E. SCOTT AVE


1100 Chickamauga ave.

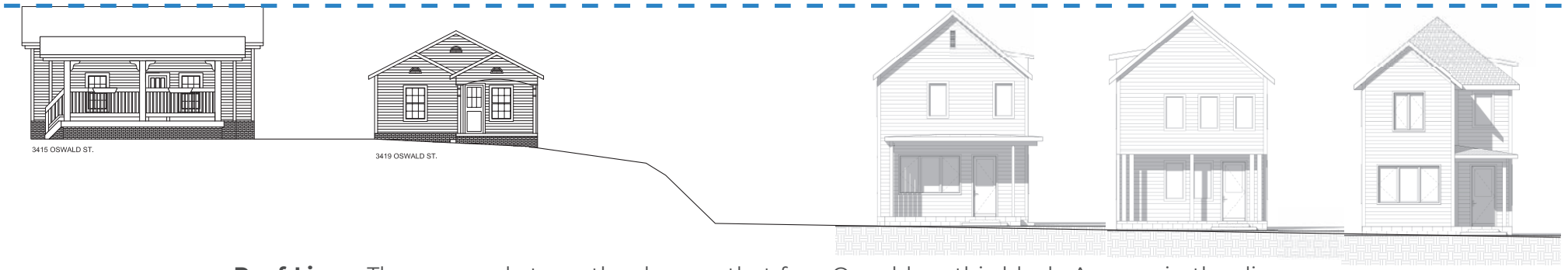

3719 Oswald St.

In order to have a better understanding of two story massing in the neighborhood, we drew houses with similar footprints. Ultimately, the version we were most drawn to was the Front- Gable. We came up with three variations of that.

As we looked into variations of the Front-Gable, we began to look at variations of that concept.

HOUSES PHASE 1

SCALE



Roof Lines: There are only two other houses that face Oswald on this block. As seen in the diagram above, they are both one story, however, they are roughly 12' above the grade plane the proposed houses are on, allowing them to have the same roof lines as our two story houses. Furthermore, they will be separated by a park, entrance to the development, and other houses.





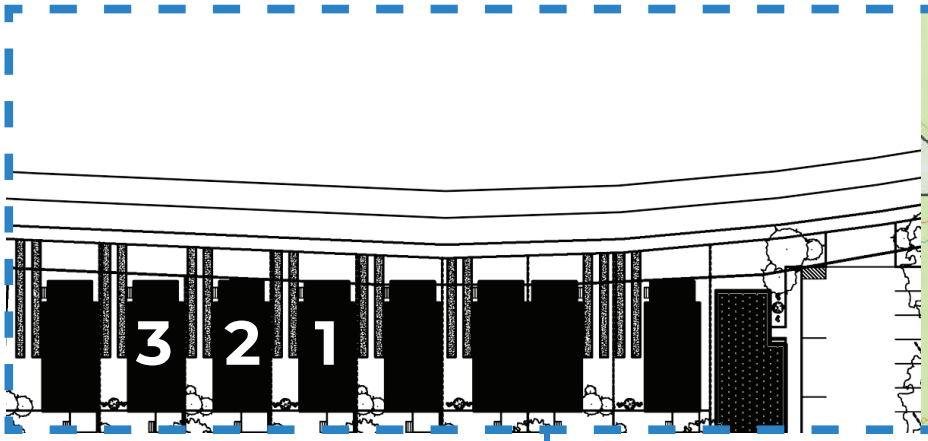

Foundations: Originally, these were expected to be on 24+ inch foundation walls. Upon further survey of the surrounding context, many houses in the area are much lower to the ground. When deciding which pattern to follow, it was determined that following the lower foundations would help with the double height scale.

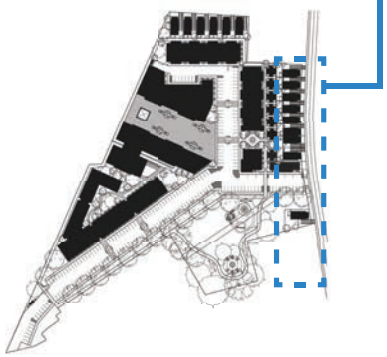
HOUSES PHASE 1

SETBACKS + SITE ORIENTATION

All three houses follow the other two houses on the block and are situated very close to the property line in the front.

Below is a comparison between existing and proposed.





HOUSES PHASE 1

MATERIALS

1. SIDING

The majority of houses in the area use **horizontal wood siding.** A wide variety of materials are allowed but we intend to use wood. However, we request commission allow staff to approve Hardie-board in the event that wood costs are too prohibitive.

2. FOUNDATION

Some of the strongest context in the neighborhood seems to be either brick or CMU block for the exposed material of foundations. Since brick is rarely (if ever) used as structural anymore, we intented to use **exposed CMU blocks**.

3. ROOF

We intend to use **asphalt shingles** for the roofing material. It is very common in the area. Some roofs are low pitch on the houses and those will utilize rubber roofing materials.

4. WINDOWS

Each house will use a combination of the same windows. These will be a combination of casement and fixed windows. This window style is less commonly used in the area but this is also an example of advances in technology and allowing for contemporary elements.

5. SCREENING

Each of the Phase 1 Houses are designed to offer more privacy on the South side and open up more to the North side of each property to have intentional yard space. In some instances, there are solid walls and screen walls used on the exterior of these houses to allow for privacy. One example from the neighborhood that inspiration was drawn from:

6. COLUMNS

Each house uses exterior columns in some capacity. In some instances it seems appropriate to use 8x8" wood columns. In another instance it seemed more appropriate to use a 4" Steel column.

7. GLASS BLOCK

There were a few motivations for choosing this material:

1. A monolithic "masonry" element is a way that we can reference the chimneys and other vertical masonry elements in the area.

2. It is a material that was used during the period of significance for this area. So it isn't introducing a non-historic material, but it does have a contemporary feel while referencing the past.

3. Finally, because this material has been used in both commercial and residential applications, we believe it will be helpful in beginning the transition from a traditional neighborhood to contemporary neighborhood.
Below are two examples, one from 1928, the other from 1937. Both were residences., both used glass block as a material.

HOUSES PHASE 1

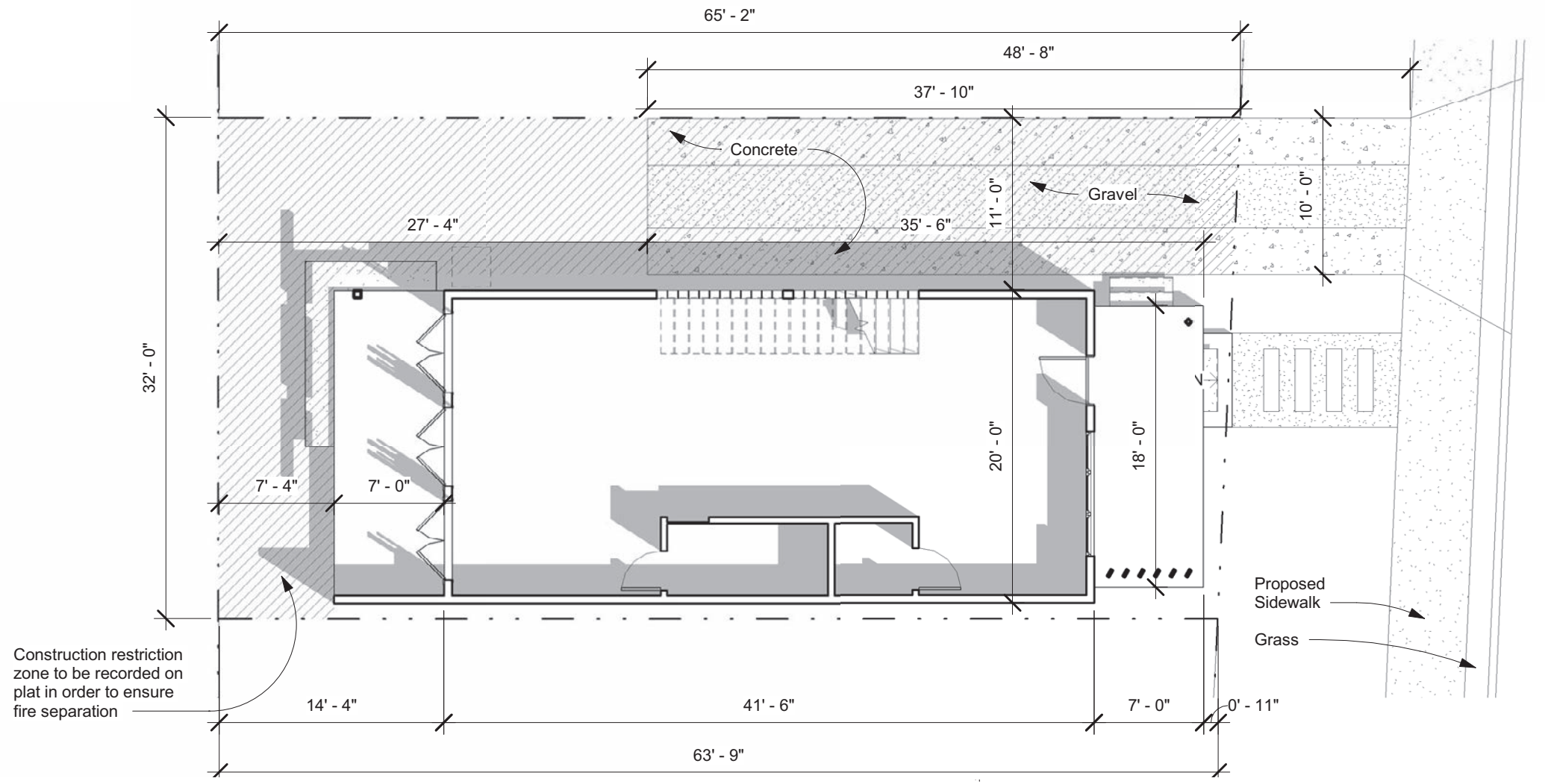
To help in the design of these three new houses, we looked at other instances in the neighborhood where multiple houses of similar footprints had been built at the same time. We noticed that despite having multiple similarities, each one had something different. So we took that approach.

HOUSES PHASE 1

Much like the precedents we looked at in the neighborhood, these three houses will carry a high number of similarities but will each have its own architectural characteristics that prevent a feeling of “Cookie Cutter”. They establish patterns while following others and each respond to site conditions.

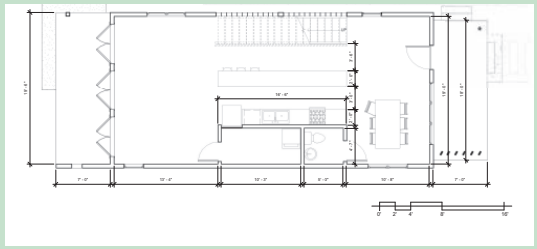
HOUSE 1

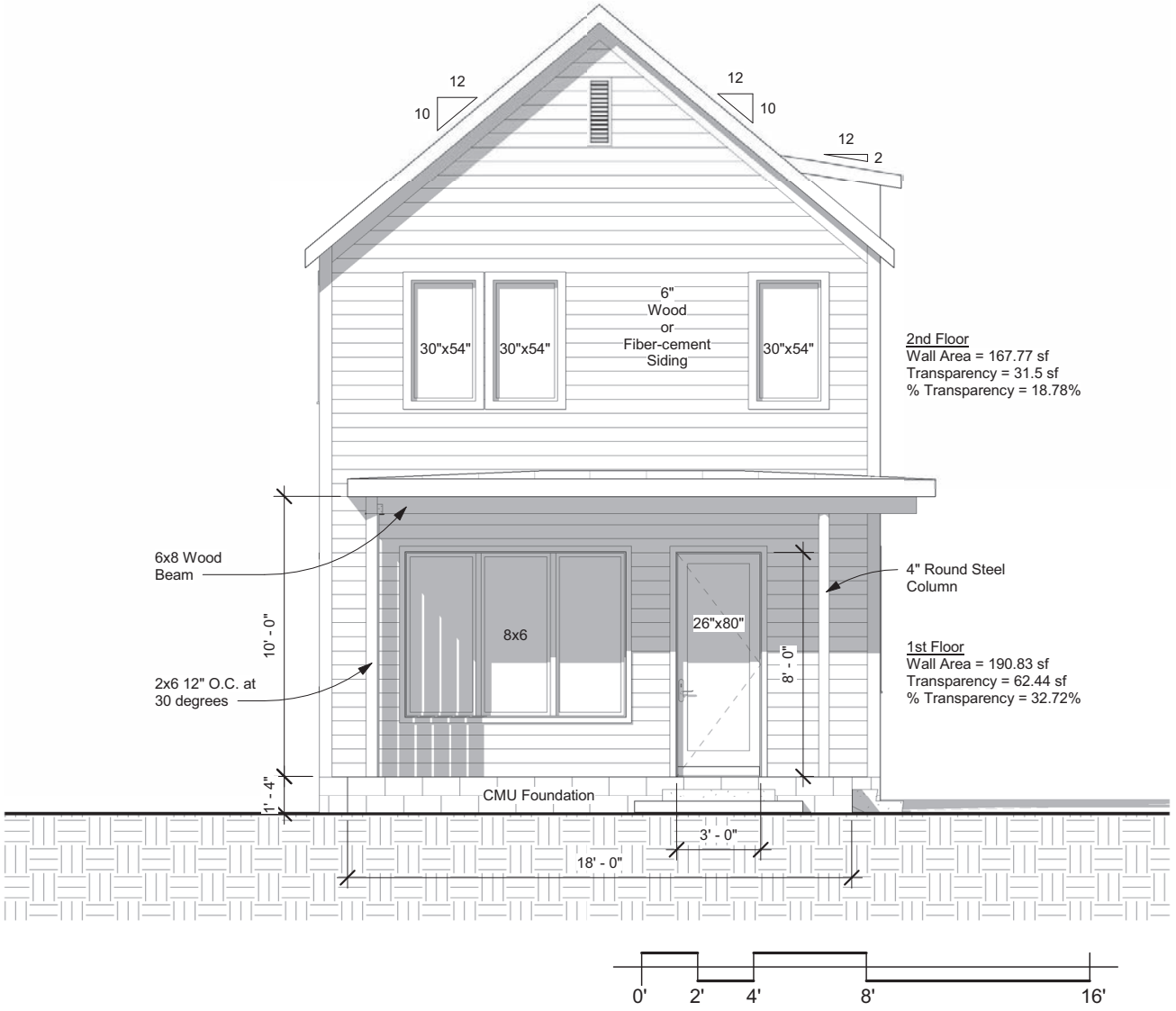
HOUSE 1 SITE PLAN



Each of the Phase 1 Houses are designed to offer more privacy on the South side and open up more to the North side to have yard space.

HOUSE 1 FRONT ELEVATION





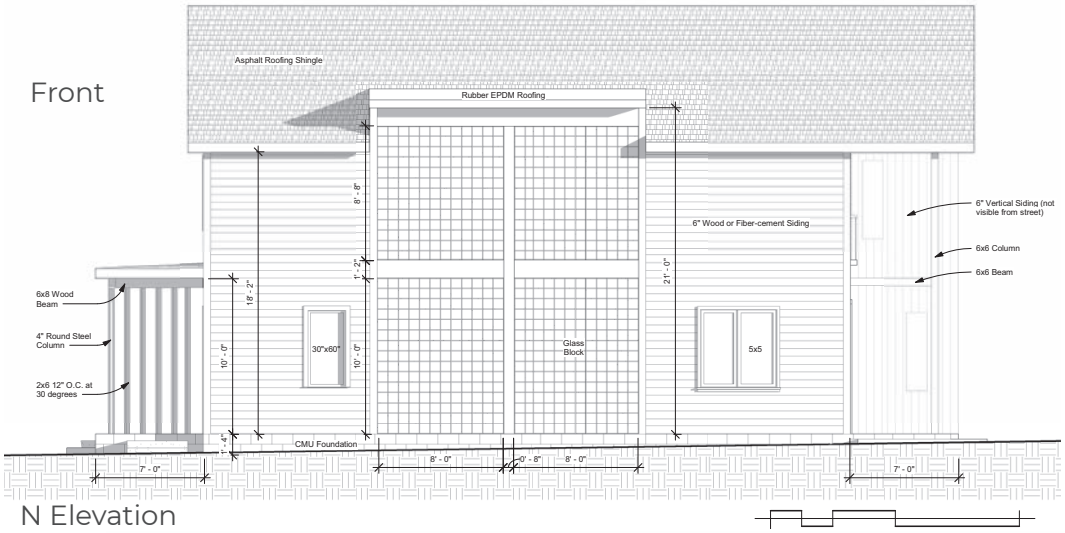
HOUSE 1 SIDE ELEVATIONS

Screening: To allow for privacy between homes, different types of screening are used on the South of each house.

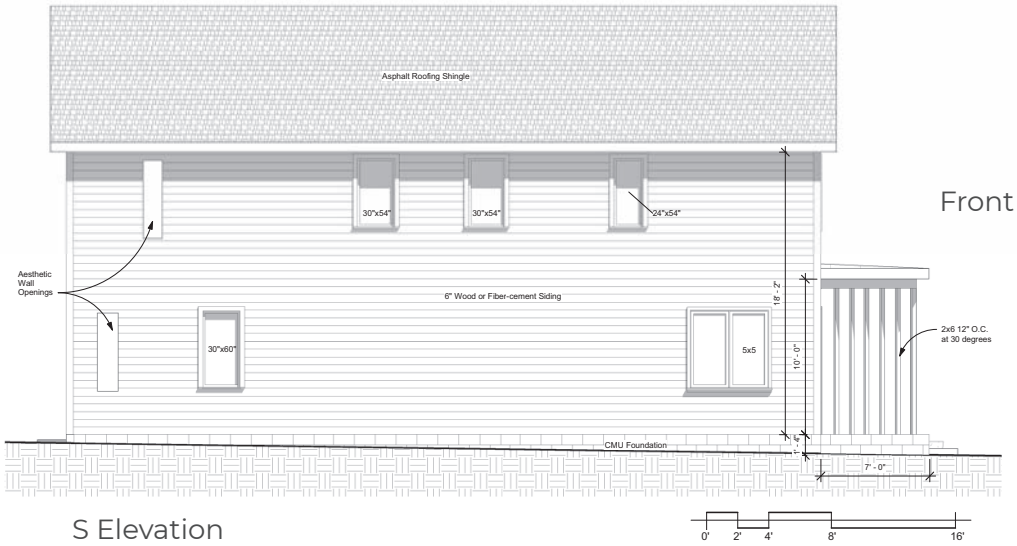
Glass block is a material that was used during the period of significance for this area. So it isn't introducing a non-historic material, but it does have a contemporary feel while referencing the past.

Additionally, because this material has been used in both commercial and residential applications, we believe it will be helpful in beginning the transition from a traditional neighborhood to the new contemporary neighborhood.

Front



N Elevation



Front

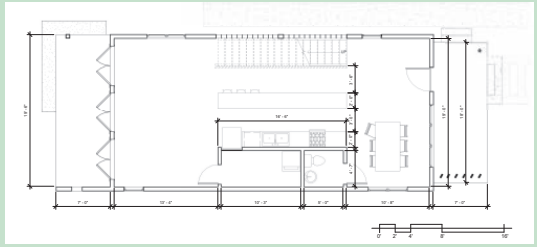
S Elevation

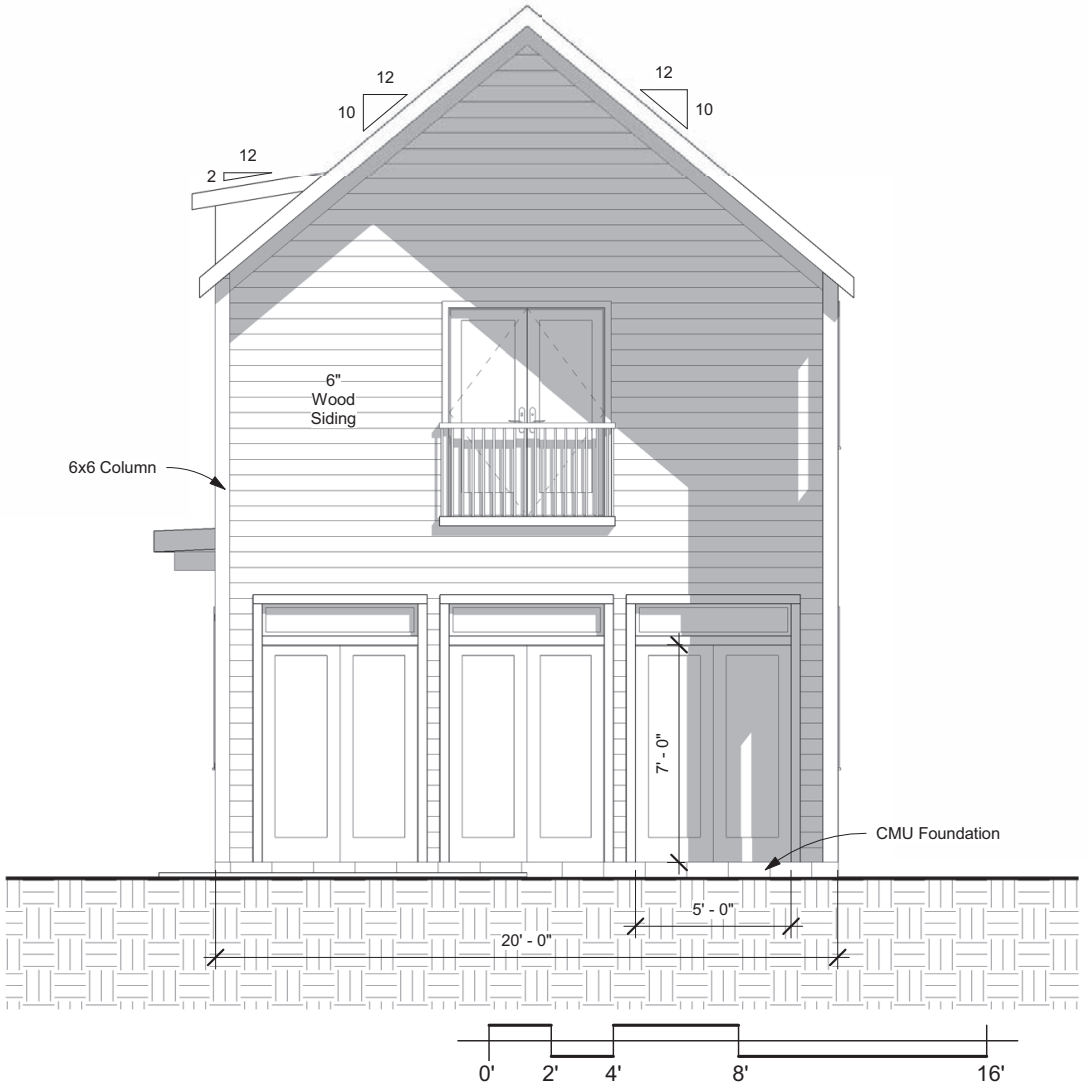
Each of the Phase 1 Houses are designed to offer more privacy on the South side and open up more to the North side to have yard space.

HOUSE 1 REAR ELEVATION

The rear elevation is not required as part of the infill approval process. However, we decided to show the rear elevation to give greater context to the intent of the design.

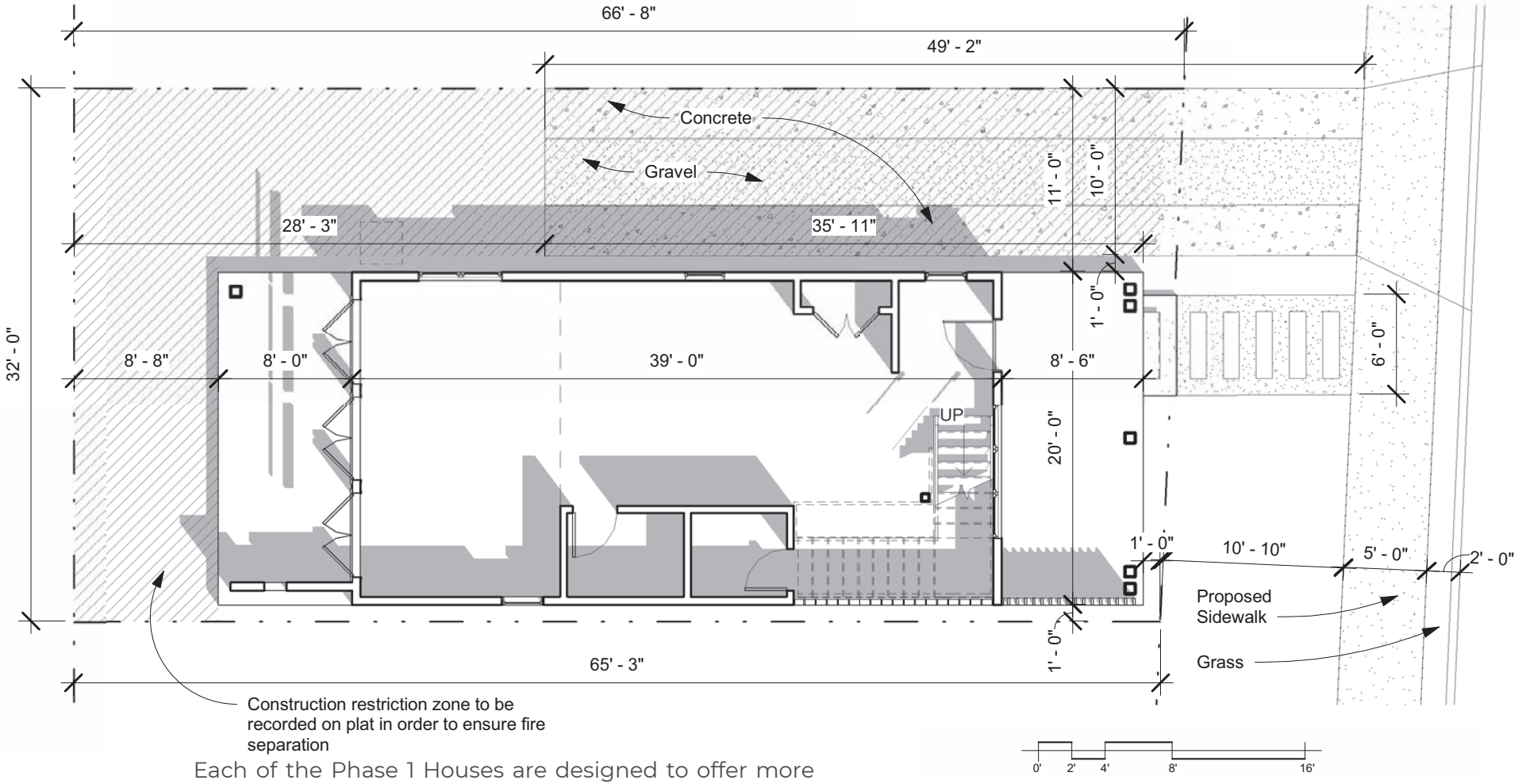
Here, it is clear how the house opens more to the North to give privacy to their neighbor to the South.





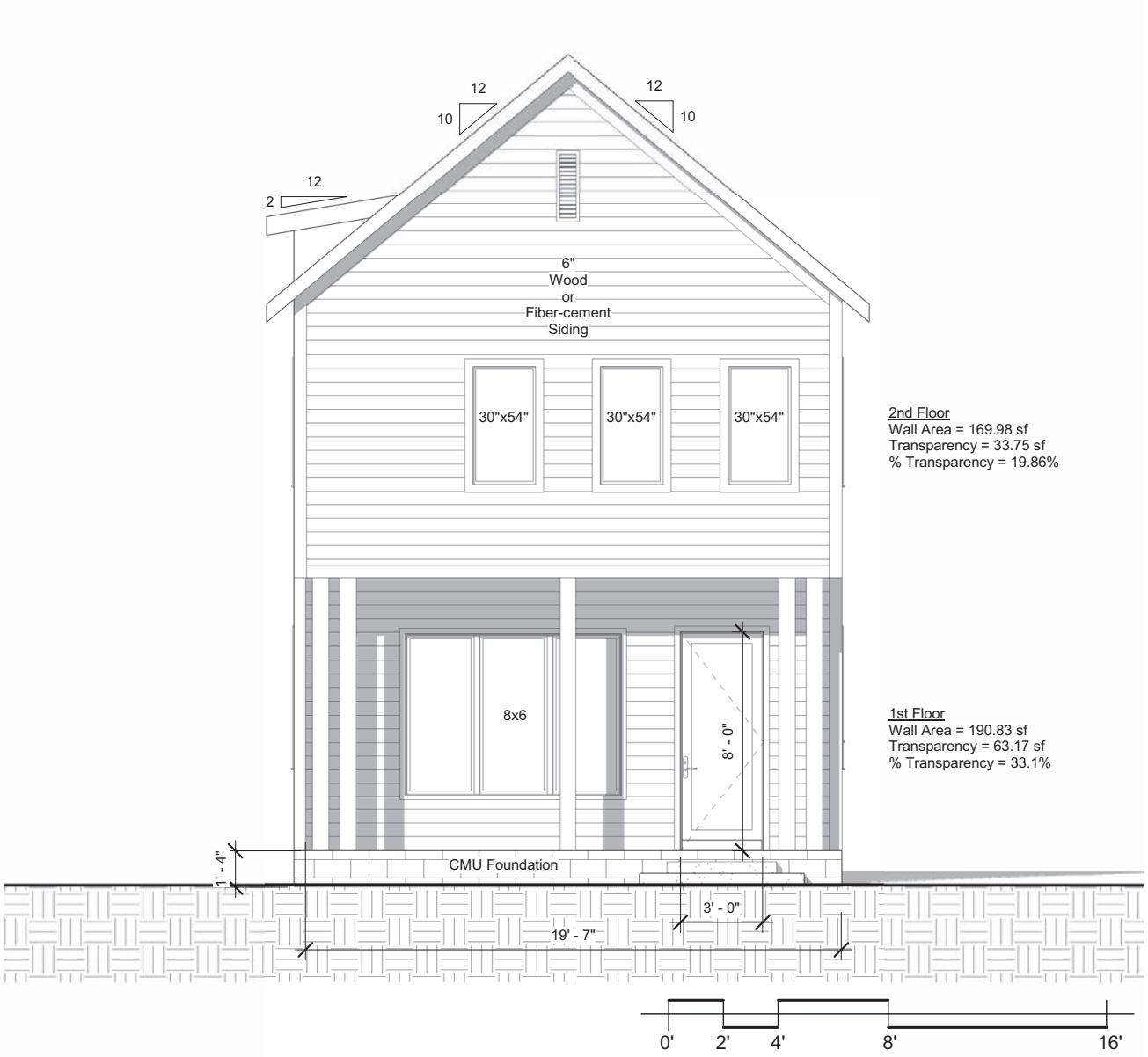
HOUSE 2

HOUSE 2 SITE PLAN



Each of the Phase 1 Houses are designed to offer more privacy on the South side and open up more to the North side to have yard space.

HOUSE 2 FRONT ELEVATION



2nd Floor
Wall Area = 169.98 sf
Transparency = 33.75 sf
% Transparency = 19.86%

1st Floor
Wall Area = 190.83 sf
Transparency = 63.17 sf
% Transparency = 33.1%

HOUSE 2 SIDE ELEVATIONS

Screening: To allow for privacy between homes, different types of screening are used on the South of each house.

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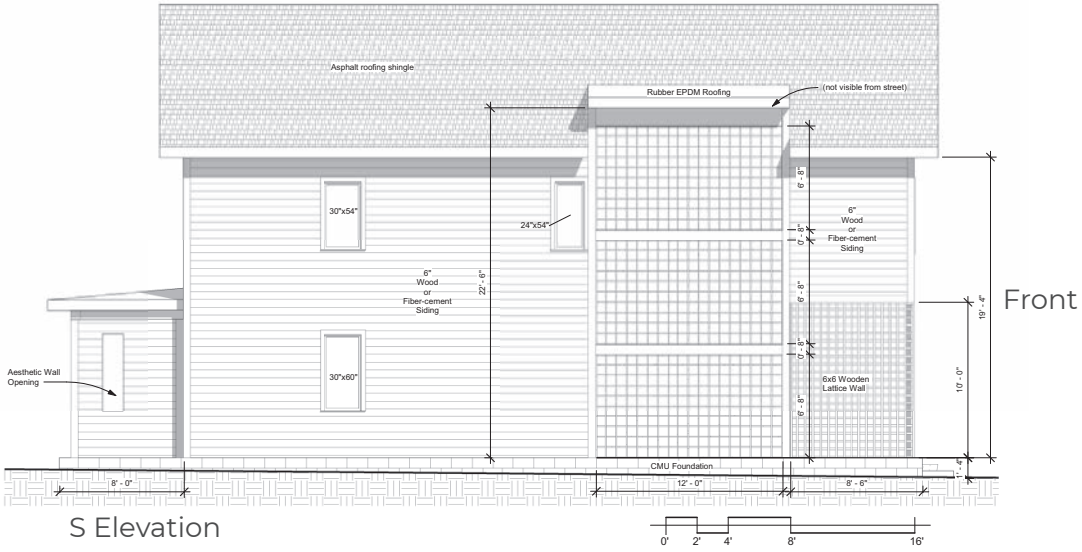
Additionally, because this material has been used in both commercial and residential applications, we believe it will be helpful in beginning the transition from a traditional neighborhood to the new contemporary neighborhood.

Front

N Elevation



Front

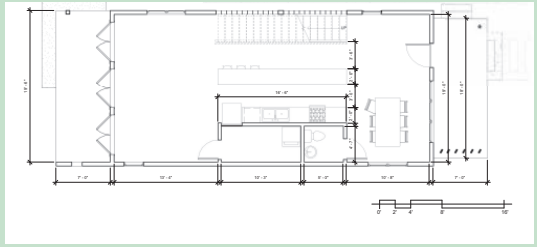
S Elevation

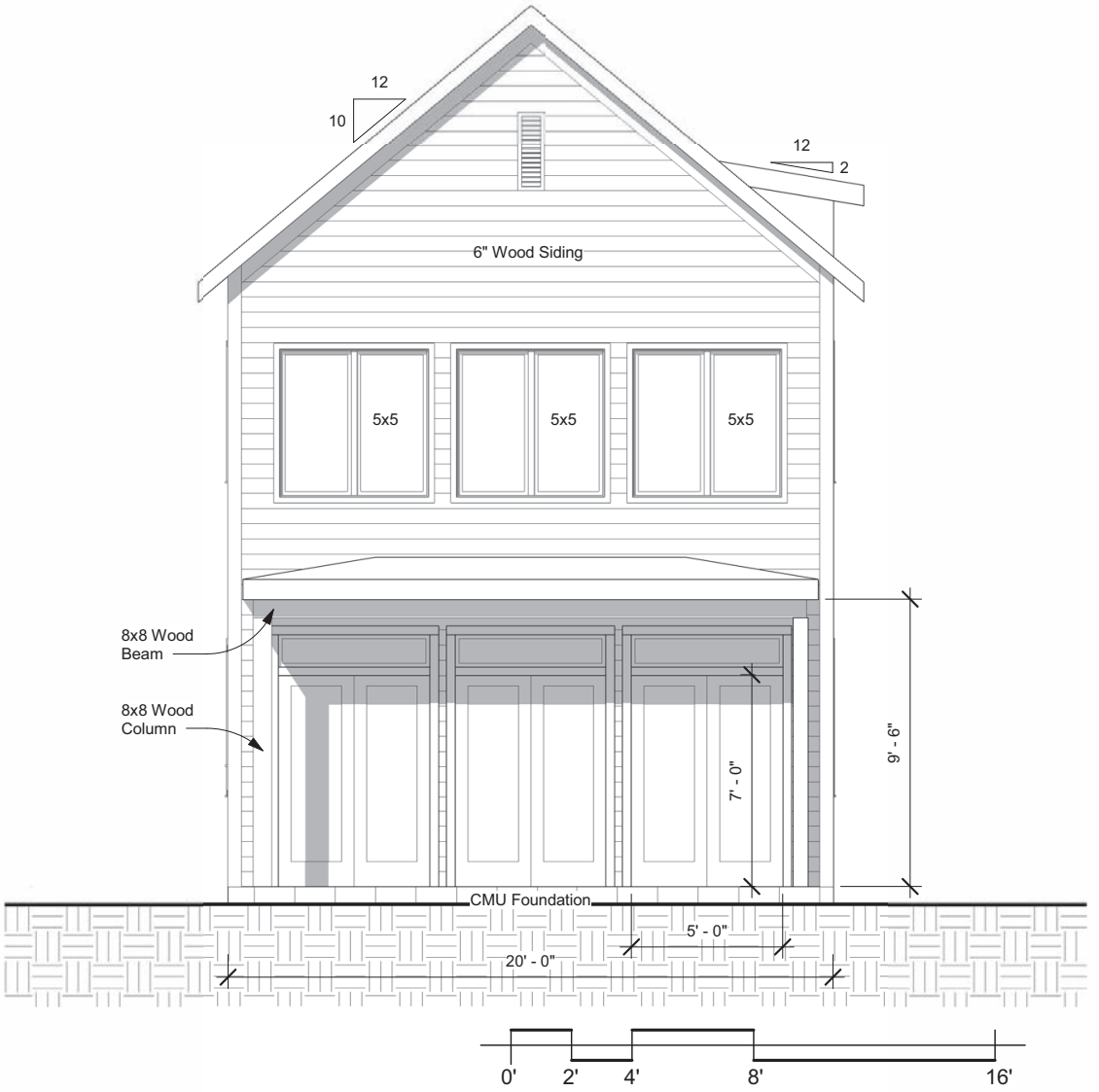
Each of the Phase 1 Houses are designed to offer more privacy on the South side and open up more to the North side to have yard space.

HOUSE 2 REAR ELEVATION

The rear elevation is not required as part of the infill approval process. However, we decided to show the rear elevation to give greater context to the intent of the design.

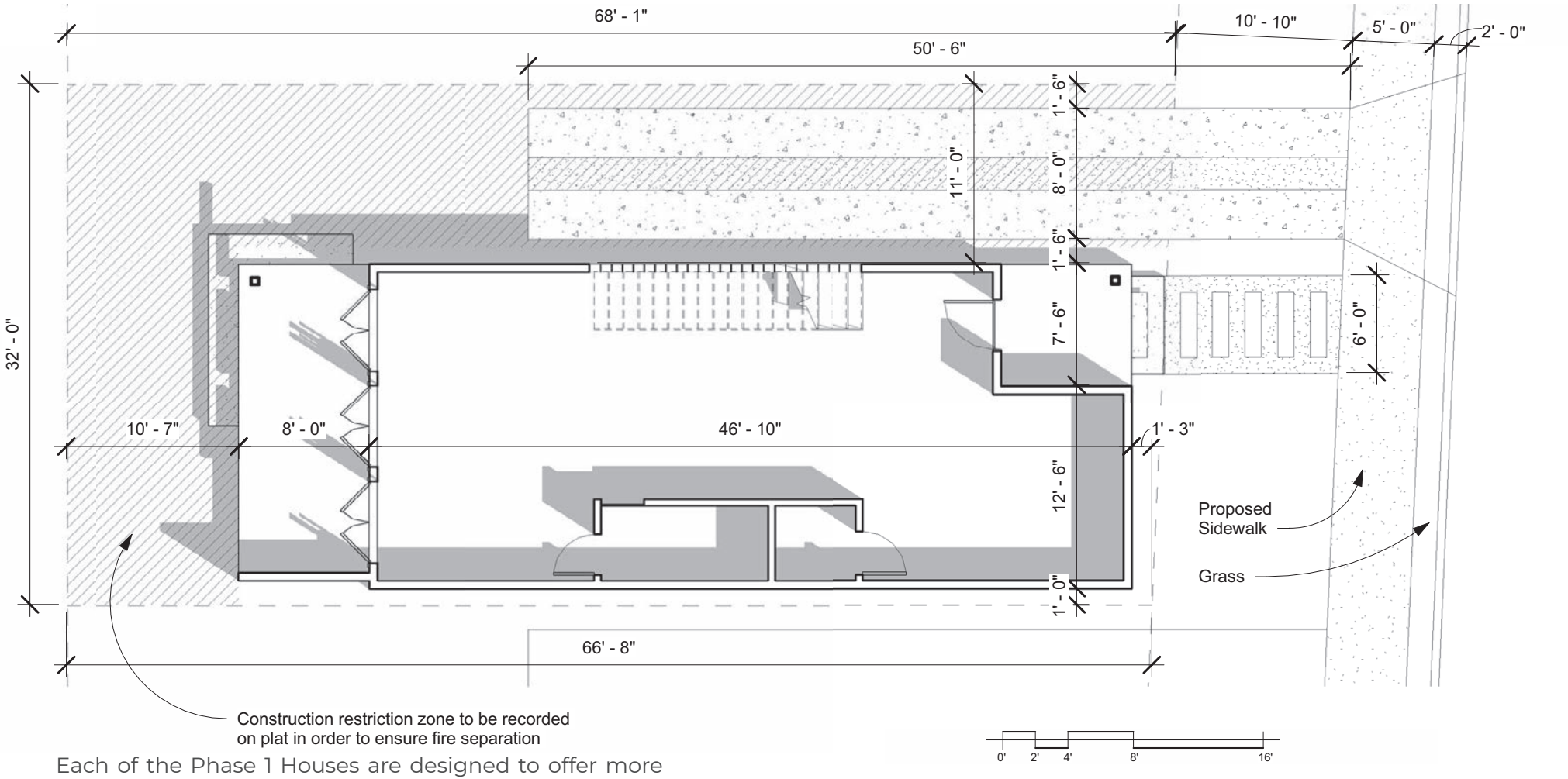
Here, it is clear how the house opens more to the North to give privacy to their neighbor to the South.





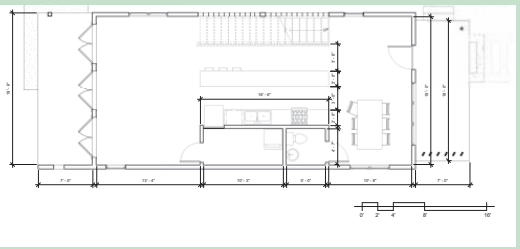
HOUSE 3

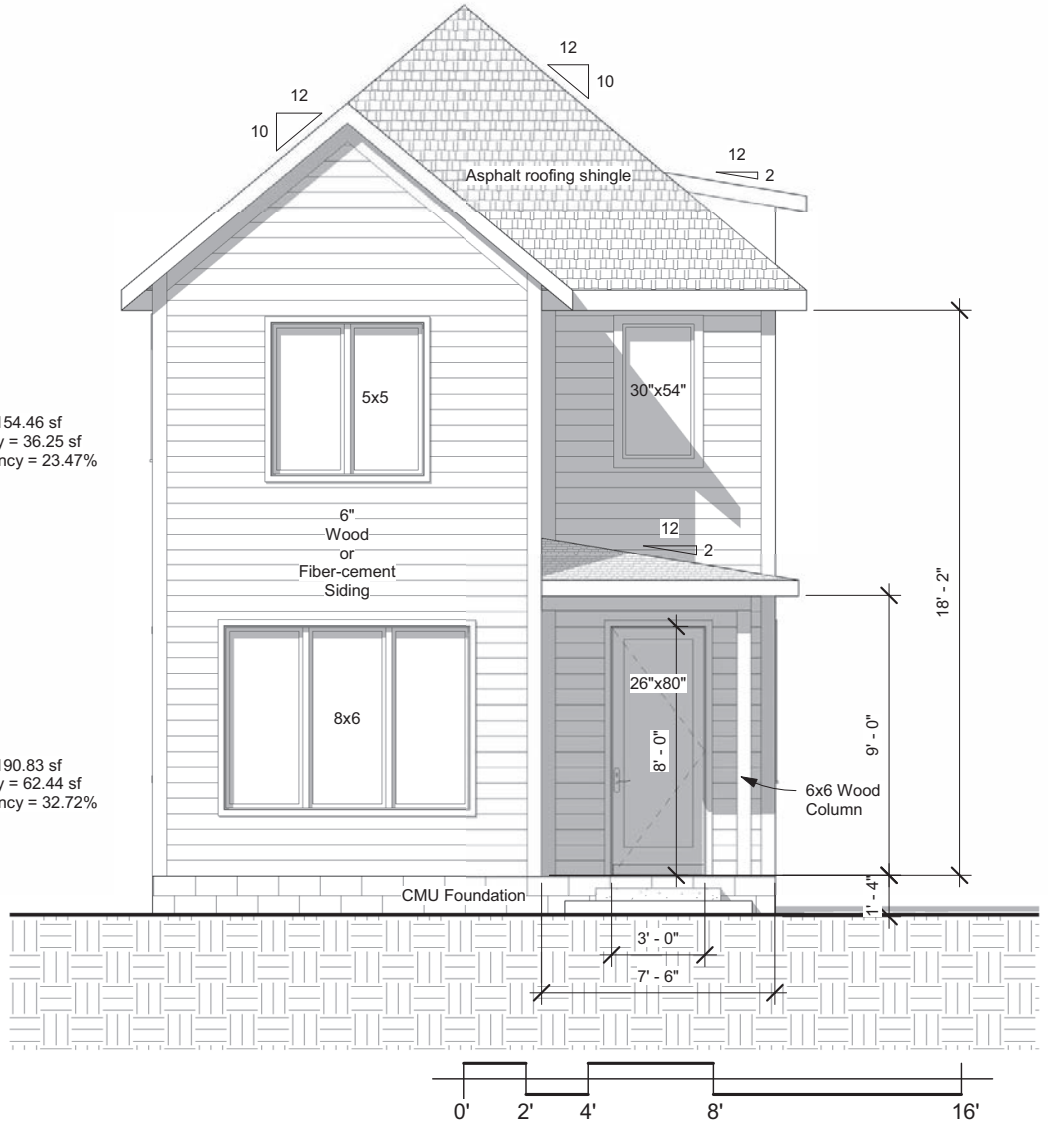
HOUSE 3 SITE PLAN



Each of the Phase 1 Houses are designed to offer more privacy on the South side and open up more to the North side to have yard space.

HOUSE 3 FRONT ELEVATION





2nd Floor
Wall Area = 154.46 sf
Transparency = 36.25 sf
% Transparency = 23.47%

1st Floor
Wall Area = 190.83 sf
Transparency = 62.44 sf
% Transparency = 32.72%

HOUSE 3 SIDE ELEVATIONS

Screening: To allow for privacy between homes, different types of screening are used on the South of each house.

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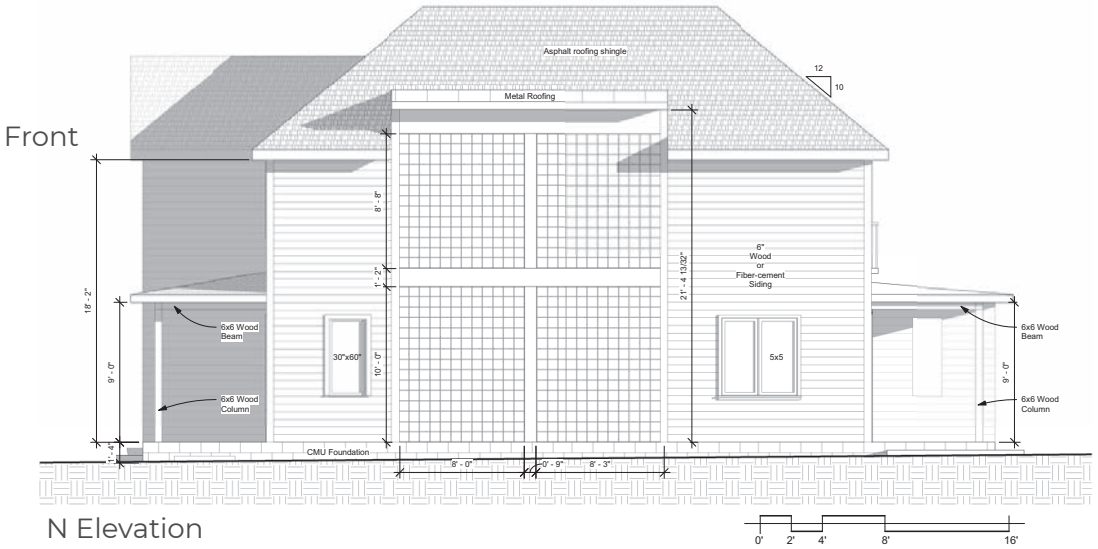
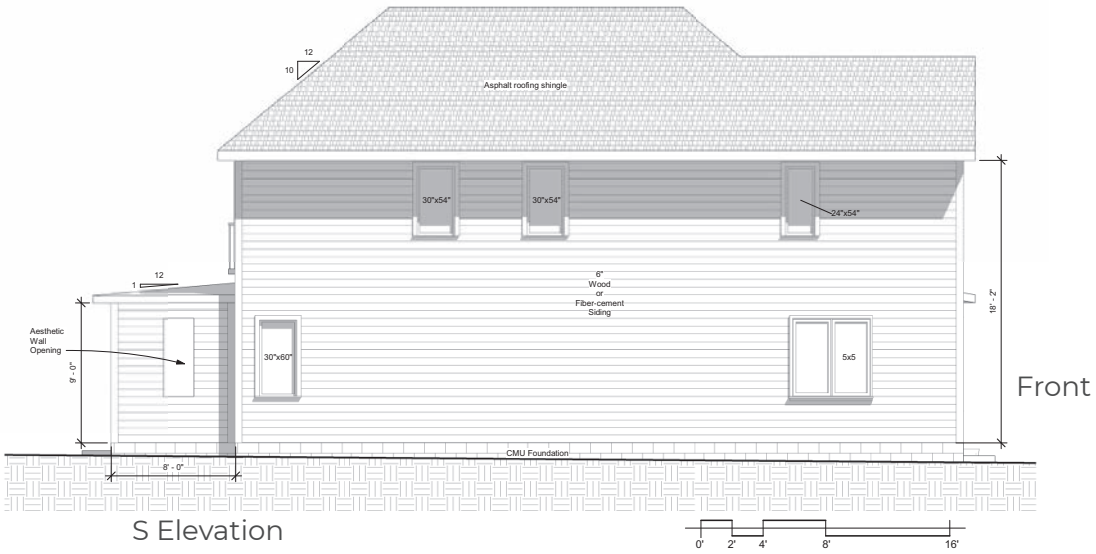


N Elevation



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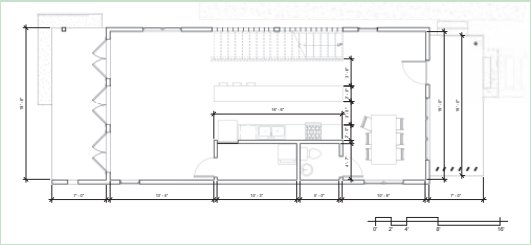

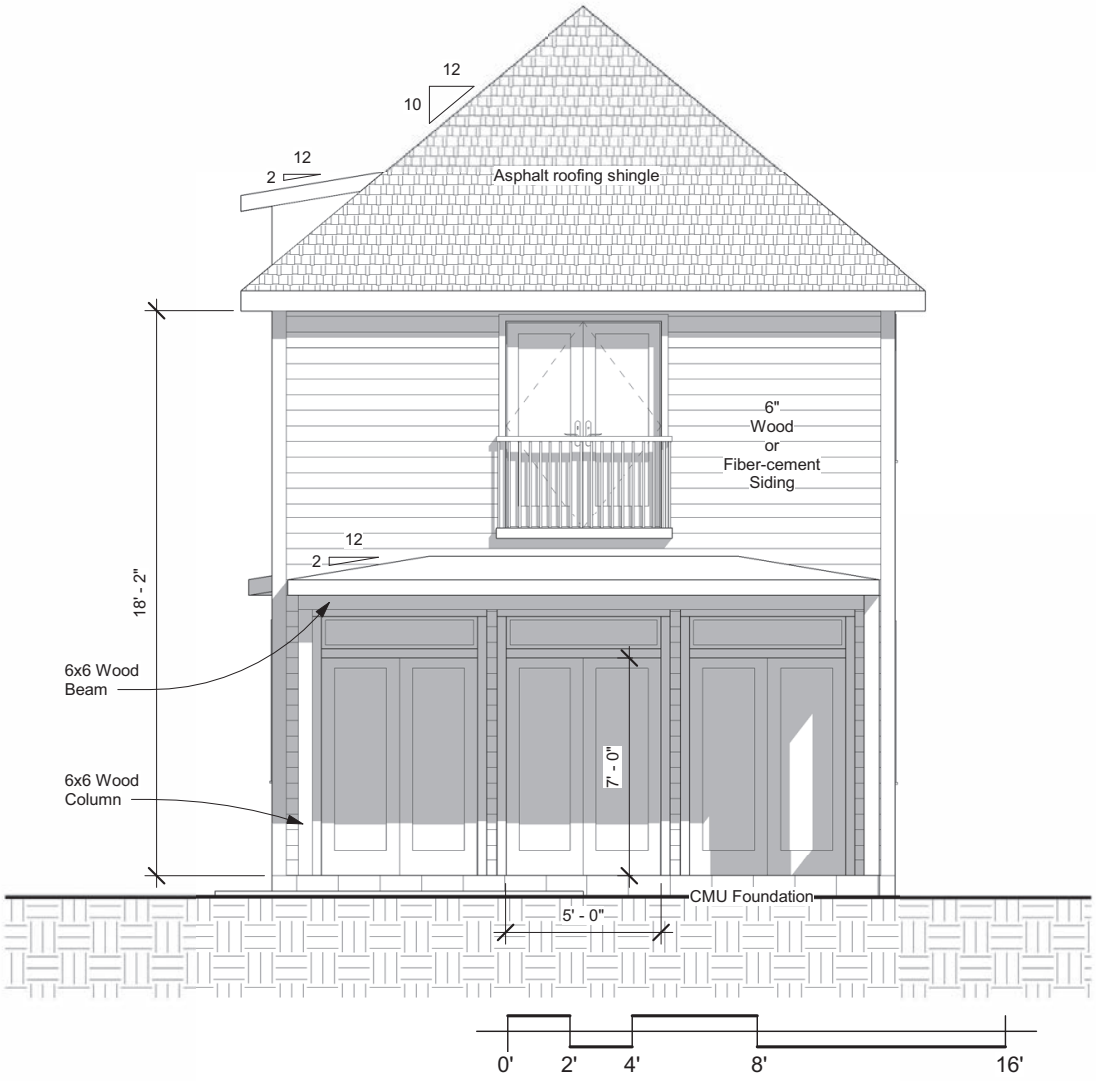

SPECIAL REQUESTS

REGARDING STAFF APPROVAL OF MODIFICATIONS

SOME ELEMENTS OF THE HOUSES WILL REQUIRE FURTHER INVESTIGATION AND STUDY BEFORE BEGINNING CONSTRUCTION. IN THE EVENT THAT ONE OF THAT ONE OF THE BELOW ELEMENTS NEEDS TO BE MODIFIED, WE REQUEST THAT STAFF BE GIVEN THE ABILITY TO APPROVE THAT MODIFICATION AS A CONDITION OF THIS APPROVAL.

1. GLASS BLOCK SUPPORTS

Glass block is not commonly used much anymore at a large scale, as a result, the placement of the supports may need to be modified. We request that staff have the ability to approve changes to the supports in the glass block walls.

2. FOUNDATION

The heights of the foundations were based on nearby context, however, it may be more economically feasible to build the foundations higher and give more room underneath the houses.

We request that staff have the ability to approve modifications to foundation heights with +/- 16” difference from shown.

3. MINOR MOVEMENT

As we develop plans further, there may be minor movements in columns, walls, windows, and doors.

We request that staff has the ability to approve those minor movements of architectural elements.

4. SITE ELEMENTS

We request that approval of the current design also gives staff the ability to approve changes to site elements such as sidewalks and driveways.

5. SIDING ORIENTATION

We would like to look into turning the siding on house 2 to a vertical orientation to offer variation and allow for more pattern options for phase 2 houses. We have seen vertical wood siding on other houses in the neighborhood and think it would be appropriete, we would like to design the phases 2 houses and consider the economics of this before acting on it.

We request that staff be permitted to approve a change in the siding orientation of house 2.